

Boulevard Planning Group  
Minutes/Summary, May 5, 2011  
Boulevard Fire and Rescue Inc. Training Room, 39919 Highway 94/Ribbonwood

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1. **Call to Order:** 7:03 PM
2. **Determination of Quorum/Roll Call:** Members Present: Tammy Daubach, Jeffrey McKernan, Chris Noland, Patricia Stuart, Audra Hall, Donna Tisdale(Chair) . Seat #1 is vacant.
3. **Approval of Minutes:** *Motion/Second: Noland/ Daubach-Minutes approved, 6-0*
4. **Correspondence:**
  - A. A letter was received from the County, reminding each member that they must take state mandated ethics course training (AB 1234) every 2 years. The Chair reported that the online training took her about 2 hours.
5. **New Business:**
  - A. Accept Resignation of Cheryl Lenz and Advertise for Applicants to Fill Now Vacant Seat #1:**
    - The letter of resignation was accepted for Cheryl Lenz- (6-0)
    - The open seat was advertised at meeting, in local newspapers and posted in community.
    - One community member has applied so far – Bob Maupin
    - Board will vote on open seat at June 2nd meeting.
  - B. Vote on Appealing Zoning Administrator's Approval of Enel Jewel Valley Wind Turbine Project MET Testing Facilities: AD 10-051-53:**
    - The Chair filed the initial appeal for the planning group by the April 29<sup>th</sup> deadline.
    - Back Country Against Dumps, a non-profit group, also filed an appeal with the \$750 fee. Non-profits have legal standing for potential lawsuits, unlike the planning group that cannot file suit.
    - *Motion/Second – McKernan/ Nolan -Motion to approve appeal as written -Passed 5-0-1. Stuart recused herself due to her home's proximity to the project.*
  - C. Rough Acres Ranch Campground/ Conference Facility/Emergency Evacuation Center Major Use Permit: Case Number: 3992 11-002; McCain Valley Road; APN 611-070-01 & 03 and 611-060-03; Kiva Project 11-0138043 (addition to Tule Wind MUP):**
    - John Gibson was present for Hamann Companies along with Jim Whalen of Whalen and Associates. A map was displayed but it may be changed in response to County.
    - **Draft group comments:** The Chair provided copies of a draft comment letter for discussion, stating it was not a complete list of questions (58), and more time would be needed to review project and submit letter to the County. (*initial draft comment letter attached*).
    - Whalen stated he had not seen the comments until the meeting. He confirmed that the Chair had informed him she could not provide the comments sooner.
    - He understood it was not a complete list of comments/concerns and then answered some of the questions contained in the comment letter.
    - **Cumulative projects:** All four of the Rough Acre MUP's will be analyzed together and separately due to cumulative impacts: MUP's : 1) Tule Wind 2) Camp/Conf/Evac Center 3) Soitec /Concentrix Solar 4) Sand Mine / Wetlands Restoration Area
    - They are working with County and SDG&E on all cumulative projects within a certain (undisclosed) radius of Rough Acres Ranch. The cumulative project radius is much larger than generally required for urban projects.
    - Whalen requested the Chair to send him a copy of the County's recent comments on the Tule Wind MUP re-submittal that she referenced.

- **Redevelopment Zone:** Assemblyman Ben Hueso is working on legislation to allow new types of redevelopment zones -- areas like Boulevard / Rough Acres Ranch
- An area cannot be declared as **blighted** if it is just raw land. Hamann Companies participated in Hueso's legislation process but the state budget has not been released. They are expecting a release date of May 15<sup>th</sup>.
- If passed, Redevelopment Agencies this would have an opportunity to keep project generated tax dollars where the impacts are felt.
- **Solar:** The Concentrix Concentrating Solar PV tracking module is now owned by "Soitec". Mike Armstrong (Concentrix) was present but did not make comments.
- **Water:** Adjacent resident expressed concern with off-site well impacts.
- Whalen will provide a copy of the requested water district permit.
- Gibson stated that when you have more than 25-30 people (Rough Acres) you must have a non-community water district permit with quarterly and monthly testing.
- They did not know if a different permit would be needed for the campground and conference center because they are considered "**transient**".
- Neither Gibson nor Whalen could answer how many people SDG&E's permit allows on-site at their Rough Acres Sunrise Powerlink Construction Yard. They will find out.
- **Biology-**Yes, as requested, they will add Golden Eagles, Big Horn Sheep, Quino Checker Spot Butterfly, falcons, other raptors, bats, mountain lions, bob cats, and flat tailed horn lizards to the biological resources report.
- Whalen agreed that cleared range land and flood plains do serve as foraging and habitat for sensitive species.
- Yes there are golden eagles nest in the area.
- **Existing structures / Current uses:** They will correct the project description to include the 44 apartments
- The entire compound is being leased to SDG&E with the rest of the land. They are being used as offices, and some that are being used as overnight stays for crews.
- They will let us know if the apartments can be rented after the lease with SDG&E is up. Whalen did not feel that went with the context of a conference center but would find out for us.
- Whalen will find out if the 44 apartments be used to house rehab residents.
- **McCain Prison Camp:** Jerry Balvanz, Camp Commander, was present at Whalen's request.
- The McCain facility, next to proposed campground, is a level one facility but they can house a few level 2 inmates. There are currently no level 3 prisoners (1 being lowest 4 being the highest) at the prison
- Prisoners also have to go through another screening process and cannot be housed at a camp facility if they are violent, or were convicted of a sexual assault or arson.
- Some changes and legislation pending to change the point system of what is allowed in the camp. He offered to help keep us in the loop.
- No recent complaints on sewage evaporation pond. Ground water monitoring test wells were removed about 6 months ago. The evaporation pond just passed inspection.
- Inmates visitors usually stay at the Ayres in Alpine, they won't want to camp nearby.
- The McCain facility has 7 unarmed officers. 2 are local. Others live in El Centro.
- Balvanz has a 5<sup>th</sup> wheel parked in Campo. He goes home to Arizona on the weekends.
- 1<sup>st</sup> watch is covered by one staff member, 3<sup>rd</sup> watch( 3-11 or 4-midnight) has 2 staff members and 2<sup>nd</sup> watch has a minimum of 2 staff and sometimes 3 or 4.

- **McCain House historic designation:** The Group requested several years ago that the old house be preserved and supports that effort – Balvanz reported that Mark Ostrander has written the letter and feels that it is ready for submittal in the next couple of weeks. The board would like to add a letter of support when it goes in.
- **Road Access:** McCain Valley Road is the most likely main entrance, but a new road is proposed from Ribbonwood Road.
- County staff is requiring a new bridge. Whalen said they are pushing for a dip instead, pointing to other dips allowed by the County.
- Resident Linda Shannon stated her concerns over a new Ribbonwood Road Entrance / public road / traffic/ by her home. Especially during construction and equestrian events with lots of trucks and trailers.
- **Impacts/ Economics / Miscellaneous:**
- Rough Acres is doing water studies. They will not be using the Tule Wind water study which was deemed inadequate.
- The cattle processing and campground is a business decision "Agri-tourism"
- They will be doing studies on photometric, air quality, dust/odor, noise analysis, visual impacts, physical use.
- **Fire:** They will be doing a fire protection plan and whoever they hire will be somebody that can interface with the Boulevard Fire / Cal Fire /County Fire.
- The local fire department cannot handle hazardous waste. They are only first responders, will assess situation and call hazmat team in.
- **Solar:** Soitec will be submitting their 2 major use permits this month and will have the same kind of studies required. One project north of I-8 and one south of I-8.
- **Evacuation Center** Whalen and Gibson were advised that the Rough Acres evacuation center was not wanted or desirable. The Planning Group, with community support, previously requested the purchase of 18 acres available across from the fire station for a multipurpose community/ emergency center in a central location with easy access.
- **Hamann non-profits / Religious Retreats:** Whalen stated that the various Rough Acres projects will not be run under one of the many Hamman's non-profit companies or foundations. The operator may be the same as the one for the Pine Valley Bible Camp/Conference Center.
- In response to a question from the Chair on information found on-line, Gibson stated that he is unaware of any "religious retreats" happening at Rough Acres.
- They have a very large piece of land to work with and they will make sure that the various projects are compatible with each other (wind, cattle processing, camping and conference center)
- Jim Whalen is available for any questions (619) 683-5544
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## 6. Updates and Potential Action Items:

### A. General Plan Update:

- The County voted 4-1 on April 13<sup>th</sup> 2011 to direct staff to complete the final documents for the general plan update and bring it back to the board in August. The board voted to approved minor changes in several specific properties and to incorporate changes in several policies, leave the existing general plan amendment process unchanged, modifying references to community plans and removing Road 3A from Valley Center Circulation Element

## **B. Sunrise Powerlink: SDG&E's Cameron Durckel**

- The May 6th federal court hearing, before Judge Anthony Batagaglia, on Plaintiff's Motion for Preliminary Injunction, was cancelled at the last minute. No new date.
- SDG&E working on desert land and private non-public land.
- No overhead construction allowed during nesting season.
- **The Eco Substation** is currently undergoing a process with the BLM for tribal consultation (Manzanita, Campo and Carmen Lucas) and working through issues. Environmental review process for areas with cultural, archeological or geological value and impacts
- **Jacumba**-He is waiting for a map on the poles that are being realigned and switched from wood to steel due to Sunrise. They are a 12kV lines. Durckel did not know what the notification process was, or if it was disclosed in the EIR/EIS . He will find out.
- The clearance and the right of way easement will be the same even though they are much larger poles with conductors further apart.
- **Sunrise construction / quality issues:** The towers are purchased where available. These towers were designed and tested for quality /strength in India and Dubai. The steel quality assurance is also checked in the US ,too, by a hired consultant. The towers are being assembled in Campo and other yards.
- There were questions about the bolt holes on the towers not lining up and how that could weaken the overall strength and structure. He was not aware of any incident of tower leg collapses in McCain Valley due to groundwater, but there were groundwater issues at one-two micro pile sites.
- He is unaware of incidents with bolt holes not lining up or any of towers being shipped back to the manufacturer due to defects. He will also find out what the earthquake rating is.
- **Golden Eagles:** Sunrise construction helicopters now have GPS systems that will notify the pilot that they are within 4,000 feet of an eagles nest. He is not familiar with the alleged incident / encounter with an eagle in Bankhead Springs.
- Tammy Daubach reported that the two Golden Eagle nests located on the backside of the Golden Acorn billboard sign (across I-8 from the Casino) had been covered up by the sign (tarp) being blown over the back of the billboard during recent wind storm. She reported that Golden Eagles had nested there and in the adjacent Oak grove / pine trees during the years she lived on the Grizzle property. She moved just before the Kumeyaay Wind turbines were installed in 2004-5.
- SDG&E will check on the Sunrise EMF issues and whether they are complying with all required mitigation and environmental impacts.
- There are 11 temporary construction yards along the 117 mile route. They will have to return the area to its previous state and in some cases do enhancements. Some of the access roads will be permanent but much work will be done by air.
- **SDG&E security Incident reported**-two local women were taking photos of the activity to document old and new progress from the public road right of way. SDG&E/Security called the sheriff for harassment of workers. Officer Matt McClendon arrived on scene and talked with them, took their names and license plate number, but didn't file a report. The women stated that SDG&E workers heckled them with catcalls when they were taking photos of the McCain house.
- Jacumba residents asked about suspicious "security vehicles" roaming around the area. Durckel said SDG&E security vehicles are larger white trucks that are assigned to specific areas.
- **Escondido Substation Fire:** was caused by a flawed transformer component . He will get the report next week. They are testing components that are the same or similar (made in Korea)

## **C.Tule Wind/Iberdrola:**

- The County's April 14th comment letter on the project's MUP re-submittal states that the Tule Wind project is not in conformance/compliance with the following: the current and pending general plan update; the proposed community plan; wind turbine regulations, noise analysis; water supply. A General Plan Amendment can be applied for, but is not recommended. Pending changes in the Zoning Ordinance Update (winter 2011-2012) may propose changes to the Wind Turbine Regulations. A Franchise Agreement for using County road right of ways, and a Fire Service Agreement are needed for Tule Wind and will require that the entirety of the project be heard by the Board of Supervisors.
- The proposed \$387,000 OSHA fine for the management company at Iberdrola's Streater Cuyuga Ridge South Wind Farm in Odell, IL, for 6 willful and egregious violations related to severe burns suffered by a technician, from an arc flash, was reviewed and discussed.
- The lawsuit filed against a concrete company and its insurer over \$6-8 million in damages over the quality of cement in turbine foundations, and project delays at Iberdrola's Hardscrabble Wind Project, in New York, was also discussed.

**D. Energia Sierra Juarez:**

- SDG&E's Power Purchase Agreement (PPA) for Phase I's 156 MW of wind energy was discussed.
- SDG&E's Cameron Durckel stated that because the purchase is from SDG&E's parent Sempra, the purchase price must be published and reviewed by PUC and CEC. The Chair asked for the PPA number.

**E. Eco Substation:**

- The Chair reported that in the PUC's Eco Substation hearing, in San Francisco, the Assigned Administrative Law Judge was not happy with some of the tone and comments by SDG&E on the EMF issues and the fact that they had stated the land was undeveloped when there are numerous residences impacted by the right of way and potential EMF impacts.

**F. Rough Acres Ranch:** See above

**G. Boulevard/Jacumba/La Posta Fire Safe Council: (see attached April 25 Q&A minutes)**

- Chief Dave Nissen (Southern Division CalFire & Rural Fire) & Chief Burke Kremensky (CalFire Battalion Chief) were the invited speakers at the April 25th meeting.
- In response to two pages of questions, they basically stated that they are understaffed, underequipped, underfunded and undertrained for the types and numbers of industrial-scale energy and transmission projects in a high fire severity zone.
- They only have 2 drivers IN Boulevard that work 5 days-3days. Jacumba has nobody.
- CalFire is providing annual high voltage and electricity training.
- Dave Nissen reported that 12 fire fighters from San Diego County are being sent to Texas A&M by the Fire District, to learn about Fire Protection Plans, and working with transformers.
- Transformers are the biggest concern.
- The mitigation money for Sunrise was estimated for the Northern Route so it is underfunded. It was all decided before any agency knew that they would be taking the Southern Route. Consultants and engineers came up with the number.
- None of this mitigation will go into effect until the lines are energized. They are also currently working on a Fire Protection Plan with ECO Substation.
- Comments were made regarding concerns that there are still private citizens that are receiving donations for our fire departments. The public is unaware of who is making the donations, what they are for, and how they are being spent. There is no accountability or oversight.
- Requests were made to send donations through the new Boulevard/La Posta Fire Safe Council that holds public meetings.

**H. Revitalization:** Mr. Cook agreed to table his Jacumba Lake item tabled until June meeting.

**7. Presentation From the Floor on Non-Agenda Items:**

- It was suggested that an oak borer / tree expert be invited to speak at an upcoming meeting.

**8. Adjournment: 9:10 PM**

**Minutes approved by the Group: 6-2-11**

**Attachment:** Draft list of concerns/questions for Rough Acres Ranch Campground facility MUP pre-application

For more information, contact Donna Tisdale, Chair,  
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